

Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



Hopgarden Road, Tonbridge, Kent, TN10 4QX

£490,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



3



1

THE PROPERTY

The location of this property enhances its appeal being within walking distance of local amenities and many schools, a versatile property catering to a multitude of lifestyle needs. The entrance door leads into the entrance hall with rooms radiating off and ample space to keep all the family coats and shoes tucked neatly away. Step into the welcoming sitting room with feature stone fireplace and gas fire creating a modern yet cosy feel. The dining room flows seamlessly into the study area with double glazed sliding doors to the rear garden. The fitted kitchen/breakfast room is well equipped with a comprehensive range of wooden units with laminate worktops providing ample storage and working space to create those family suppers. There is room for all appliances and the practical and stylish tiled flooring will certainly appeal. The fully tiled shower room also includes easily maintained flooring and provides an opportunity for ground floor living, if required, with a well-proportioned Bedroom Three. Stairs rise from the hallway to the upper floor where you will uncover two good size double bedrooms, bedroom one being equipped with a range of fitted wardrobes and cupboards. There is a stylish cloakroom fitted with crisp white WC and basin with chrome fittings.

OUTSIDE

The detached garage adds practicality and convenience and includes a handy workshop to the rear. The rear garden is a delight including an area of lawn for children and pets to let off steam and borders well stocked with mature plants and shrubs. There is an extensive patio area to enjoy that morning coffee or evening glass of wine at the end of a busy day. This family home offers a unique opportunity to combine modern features and flexible layout with a convenient location and has the added bonus of being offered For Sale with NO CHAIN!



THE LOCAL AREA

Hopgarden Road is a favoured residential road popular with families and ideally located for local amenities and schools. Approximately 2.5 miles distant from Tonbridge town centre, on the northern side of the town. There are local shops within easy access and a bus service passes nearby into Tonbridge town centre. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town is centred around the River Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with beautiful buildings at Tonbridge school. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and M25 and easy access to a selection of renowned secondary, grammar and independent schools.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards, proceed to the second set of traffic lights, continue straight across onto the Shipbourne Road A227, continue straight over the first roundabout and at the second take the third turning into The Ridgeway. Take the second turning on the left into Royal West Kent Avenue, then first right into Salisbury Road. Hopgarden Road is the third turning on the left and the property will be found on the left-hand side identified by our For Sale board.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: E

Ref: T1472/521140/V1

